

Guildway, Todwick, Sheffield, S26

**Asking Price: £475,000**  
**Freehold**

 **Reeds Rains**

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Council Tax Band: E  
EPC Rating: D

This stunning executive detached family home occupies a generous corner plot with gardens to 3 sides & ample vehicular hard standing & a detached double garage. The property lends itself to a large family or easily accommodate the extended family with some small changes.

Reception Hallway

A GENEROUSLY SIZED “L” SHAPED ENTRANCE HALL, with stairs rising to the first floor accommodation, decorative plaster coving, central heating radiator and modern timber panelled doors open through to:-

Kitchen

16'3" x 11'2" (4.95m x 3.4m)  
A BEAUTIFULLY FITTED CONTEMPORARY KITCHEN, with a range of stylish units appointed over two walls and a centre island having granite worktops and range of integrated appliances including: dishwasher, microwave, coffee maker, two double ovens by Bosch, a five ring gas burner hob and a stainless steel and glass extractor canopy. There is housing for an American style fridge freezer unit, ceramic tiled flooring, central heating radiator, two double glazed windows and a double glazed external side entrance door.

Lounge/Dining Room

15'7" x 27'5" (4.75m x 8.36m)  
A SPACIOUS OPEN PLAN LOUNGE/DINER, with elevations to three sides featuring two front facing bay windows, a full length picture window to the rear, two skylight windows integrated into a semi-vaulted ceiling and double glazed French doors. The Dining area has part timber laid flooring, there is spot lighting throughout, plaster coving, a feature fire surround with an inset gas fire and two central heating radiators. Door to the Kitchen.

Utility Room

6'10" x 11'4" (2.08m x 3.45m)  
A PRACTICAL UTILITY ROOM, with fitted wall and base cupboards, rolled edge work tops, plumbing for an automatic washing machine and a double glazed side facing external entrance door.

Study/Bedroom 4

11'7" x 11'2" (3.53m x 3.4m)  
A VERSATILE ROOM WHICH WOULD LEND ITSELF TO A FOUTH BEDROOM OR STUDY, with a double glazed window to the side elevation and a central heating radiator.

Bedroom 1

14'4" x 12'9" (4.37m x 3.89m)  
A GENEROUS MASTER BEDROOM. with a double glazed window to the side elevation, central heating radiator and fitted wardrobes with mirrored doors. Door to the En-suite Shower Room.

Ensuite Shower/Wet Room

10'2" x 8' (3.1m x 2.44m)  
BEAUTIFULLY APPOINTED WITH A MODERN SUITE AND CONTRASTING WALL TILES, including: a walk-in shower with mains shower having a Rainforest style shower head, inset shelf with mosaic style wall tiles, and glazed shower screen. In addition there is a low flush WC and vanity wash hand basin. A chrome heated towel rail and underfloor heating complete the room.

Bedroom 2

12'8" x 10'3" (3.86m x 3.12m)  
A SPACIOUS BEDROOM, with a double glazed bay window to the side elevation, central heating radiator and fitted wardrobes with mirrored doors.

Family Bathroom

9'3" x 7'11" (2.82m x 2.41m)  
STYLISH AND CONTEMPORARY, this well appointed family bathroom has a four piece suite including: a free standing oval shaped bath with a wall mounted chrome mixer tap, separate shower enclosure with mains shower fitting and ceramic wall tiling, low flush WC and a wall mounted floating wash basin with mixer tap. The room is partially tiled and has a ceramic tiled floor and double glazed window.

First Floor Landing

A VERSATILE AND VALUABLE LANDING WITH PLENTY OF SPACE WHICH COULD EASILY DOUBLE UP AS A HOME OFFICE OR A QUIET READING AREA, having a Velux double glazed skylight and ample under eve storage cupboards.

Bedroom 3

16'3" x 12'5" (4.95m x 3.78m)  
A GREAT TEENAGER HANGOUT, with two Velux double glazed window to the side elevation, central heating radiator and under eve storage cupboards.

Shower Room

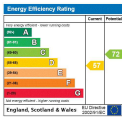
8'6" x 8'2" (2.6m x 2.5m)  
A VALUABLE ADDITION TO THE FIRST FLOOR ACCOMMODATION, this well appointed shower room comprises: a shower cubicle with a Rainforest style shower head and tiled surround, low flush WC and wash hand basin. Majority tiled walls and a chrome heated towel rail.

Outside

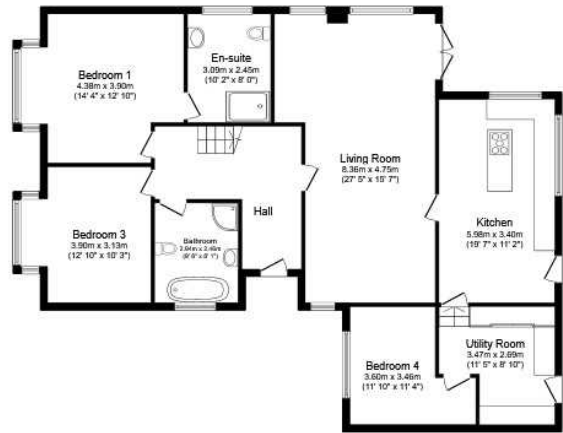
OCCUPYING A PROMINENT CORNER PLOT, with gardens to the front, side and rear elevations. The front and side gardens see a lawn with flower borders and low perimeter wall. There is ample off road car standing on two separate drives - one at the side providing parking space for three/four cars and another double width driveway directly in front of the double garage. There is gated access to an enclosed rear garden with patio area, artificial turfed garden, split level decked area providing ample seating space and fencing to the perimeter providing an excellent degree of privacy.

Double Garage

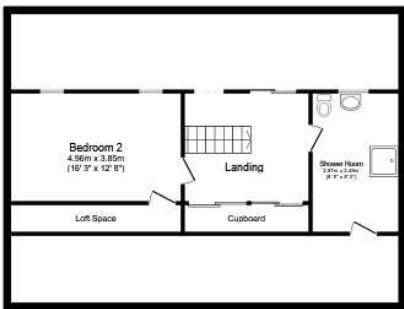
19'11" x 18'10" (6.07m x 5.74m)  
A SPACIOUS DOUBLE GARAGE, with pitched roof ideal for storage, accessed via an electric up-and-over-door, equipped with power and lighting and a personal side entrance door.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 187.7 sq.m. (2,020 sq.ft.) approx

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